

The Griggs

Newton St Margarets, Herefordshire



**The Griggs
Newton St Margarets
Hereford
Herefordshire
HR2 0QY**

- *A beautifully presented country house*
- *Spacious four bed accommodation*
- *Delightful gardens and paddocks (about 3 acres)*
- *Double garage (5.80m x 6.02m) and further outbuildings*
- *Set in a stunning location with views of the Black Mountains*

**Hay-on-Wye 14 miles
Abergavenny 14 miles
Hereford 16 miles**



INTRODUCTION

Set against the breathtaking backdrop of the Black Mountains, The Griggs is a beautifully restored country home offering an idyllic rural lifestyle in one of Herefordshire's most unspoiled settings. Sitting in just over three acres of enchanting gardens, two paddocks and wildlife-rich grounds, this elegant four-bedroom residence perfectly balances period character with thoughtful modern living.

LOCATION

Despite its peaceful rural position, the property remains highly accessible. The nearby village of Peterchurch provides everyday amenities, both primary and secondary schooling and a strong sense of community, while Hay-on-Wye, Abergavenny and Hereford offer a wider range of cultural, retail and transport connections. Whether enjoying literary festivals, farmers' markets, walking in the Black Mountains or exploring the Wye Valley, this is a location that perfectly complements the lifestyle The Griggs offers.



ACCOMMODATION

Approached via a gated driveway along a peaceful country lane, the property immediately evokes a sense of calm and seclusion. From the moment you arrive, the atmosphere is one of escape — birdsong in the gardens, far-reaching countryside views and an unmistakable connection to the surrounding landscape.

Inside, the home has been sympathetically modernised to create warm, versatile accommodation filled with natural light and charm. At the heart of the home, the kitchen leads into the sitting room with a fireplace and bookshelves plus a dining room which is a wonderfully sociable space, complete with a feature fireplace and picture windows framing the gardens beyond.

The fitted kitchen features generous storage, extensive work surfaces and a range cooker ideal for relaxed family gatherings or entertaining friends after long walks in the hills. Complementing the main living spaces are a cosy snug with wood-burning stove, a characterful study for home working, and a series of useful rooms including a boot room with W.C, second kitchen / utility room and a downstairs shower room making it perfectly suited to country life.

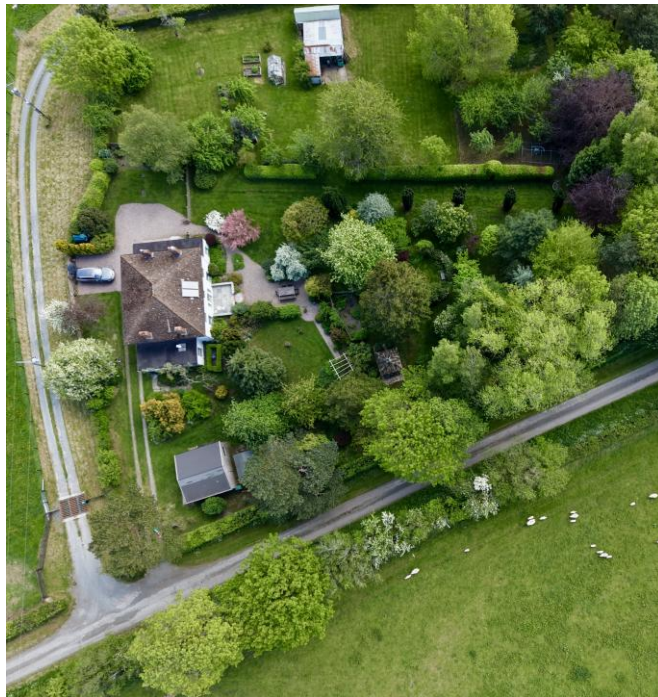
Upstairs, four beautifully proportioned double bedrooms enjoy elevated views over the gardens and surrounding countryside, creating peaceful retreats filled with light and character. The bathroom is fitted with a large walk-in shower, a separate bath and the airing cupboard. The spacious landing and high ceilings further enhance the sense of openness and elegance throughout the home not forgetting the new oak staircase leading from the bright and light hallway.





OUTSIDE

The Griggs truly comes into its own. The mature gardens have been lovingly cultivated to create a haven for wildlife and an ever-changing tapestry of colour, texture and scent. Meandering pathways lead through richly planted borders, established trees and quiet seating areas, while the summer house offers an enchanting spot to unwind and enjoy the tranquillity. Beyond the formal gardens lie productive vegetable gardens, a greenhouse, useful outbuildings and charming former railway carriage storage, adding both practicality and personality to the property. A wildlife pond and two paddocks complete with a wooded dingle offering endless opportunities for gardening, smallholding, equestrian interests or simply embracing a slower pace of life immersed in nature. Next to the drive is a useful garage with power and lighting.



SERVICES

The property is connected to mains water, mains electricity, septic tank drainage and oil-fired heating and solar hot water. The current owners are connected to satellite broadband with a download speed of 150mbps although a fixed line connection is also available. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "E"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07717 410757

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MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///pacifist.evoked.disclose

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

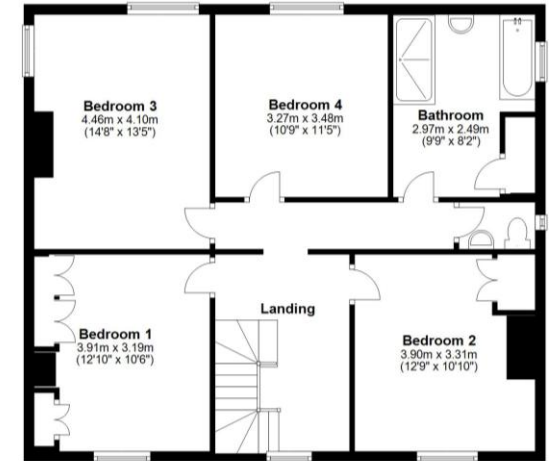
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REGISTERED OFFICE: Offa House, Hereford.
 HR1 2PQ REGISTERED NO: OC338911

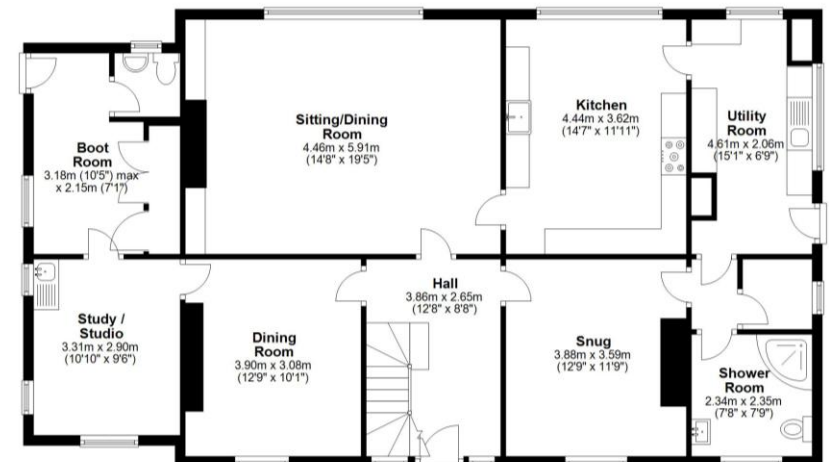
Total area: approx. 214.7 sq. metres (2310.8 sq. feet)



First Floor



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		84
69-80	C		
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

